

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# TO LET

Open Plan Office Accommodation  
with Additional Warehouse/Storage Facility  
2,640 sqft (245 sqm)



**GUIDE RENT - £15,000 PER ANNUM EXCLUSIVE**

- Large open plan general office with two private offices and warehouse/storage accommodation
- No business rates to pay – subject to qualification\*
- Good access to all local amenities
- Private parking
- Suitable for a variety of uses (S.T.P)

**BEECH MILLS COMMERCIAL COMPLEX (AREA 4), SOUTH STREET, KEIGHLEY, WEST YORKSHIRE BD21 1AQ**

# BEECH MILLS COMMERCIAL COMPLEX (AREA 4), SOUTH STREET, KEIGHLEY, WEST YORKSHIRE BD21 1AQ

## Location

Beech Mills Commercial Complex is situated approximately ½ a mile south of Keighley Town Centre, having good access to all local amenities and benefiting from frontage onto South Street (A629).

## Description

Ground floor office accommodation comprising a large open plan general office, two private offices together with a warehouse/storage area which could provide an additional office area (following refurbishment). Separate toilet facilities. Private parking.

## Accommodation

### Internal

#### Ground Floor

Designated entrance lobby/reception leading to open plan office with two private offices and an additional warehouse/storage area

2,640 sqft      245 sqm

### External

Parking

## Rateable Value

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2026 non domestic rating list as follows:

Description: Workshop & Premises  
Rateable Value: £10,750  
Uniform Business Rate for 2026/27: £0.432

\*\*Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

## Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: [planning.enquiries@bradford.gov.uk](mailto:planning.enquiries@bradford.gov.uk)

## Terms

The property is available to let for a period of years to be agreed.

## Guide Rent

£15,000 per annum exclusive

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0598-9629-7993-9787-8819>

## Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

## Application Fee

An application fee of £150 will be payable by the tenant upon submission of their proposal to cover credit checks and referencing where required.

## Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal costs incurred during the preparation of the lease documentation

## Further Information

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